



## 2 bed end of terrace house to buy in NE37

North Avenue, Washington, Tyne and Wear, NE37 2LF

**£90,000** Offers Over

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms
- ✓ End Terrace
- ✓ On Street Parking
- ✓ Close to Local Amenities
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Situated on the ever-popular North Avenue in Washington, this well-presented two-bedroom end of terrace property offers spacious and practical living accommodation, making it an ideal purchase for first-time buyers, small families, or buy-to-let investors.

The accommodation briefly comprises an inviting living room, a modern kitchen diner providing ample space for dining and entertaining, and a particularly large storage cupboard offering excellent additional practicality. To the first floor, there are two generously sized double bedrooms and a well-appointed family bathroom. Additionally, the property also benefits from a loft room which can be used as extra space for an office or reception.

Externally, the property benefits from a private south facing rear yard, ideal for outdoor seating and low-maintenance living being a perfect sun trap, along with convenient on-street parking to the rear.

Well located for local amenities, transport links, and schools, this fantastic home offers comfort, convenience, and excellent value. Early viewing is highly recommended to fully appreciate the space and location on offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £90,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## External



## Living Room

4.48m x 3.64m (14'8" x 11'11")



## Kitchen

4.477m x 2.44m (14'8" x 8'0")



## First Floor Landing

3.413m x 1.959m (11'2" x 6'5")



## Bedroom One

3.647m x 3.247m (11'11" x 10'7")



## Bedroom Two

3.496m x 2.439m (11'5" x 8'0")



## Bathroom

2.557m x 2.139m (8'4" x 7'0")



## Loftroom


3.292m x 3.378m (10'9" x 11'0")



## Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

North Avenue, Washington, Tyne and Wear, NE37 2LF

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

